



City of Regina

June 7, 2018
File No. 18-Z-10

To: City Manager	SaskEnergy (Land Department)
Chief of Police	SaskPower
Deputy Chief of Public Safety, Planning and Prevention	SaskTel
Director of Transit	Access Communications
Director of Community Services	Regina Public School Board
Manager of Development Engineering Branch (2)	Regina Separate School Board
Manager of Building Standards Branch	Saskatchewan Health Authority
Manager of City Projects (Development Services)	Northeast Community Association
Manager of Urban Planning	North Zone Community Consultant
	North Zone Board

Dear Sir/Madam:

Re: **Zoning Bylaw Amendment Application (18-Z-10) – Existing IB- Medium Industrial Zone to IA – Light Industrial Zone**
221 N Winnipeg Street

The Development Services Department has received the above application under the Zoning Bylaw Amendment procedure.

The applicant proposes to rezone the property from IB-Medium Industrial Zone to IA – Light Industrial Zone. The property consists of a building with approximately 12,800 m². Approximately 4,615m² of space within the building is warehouse and the remainder is suitable for office-type users.

The building was originally purpose-built as a vocational school (formerly the Saskatchewan Institute of Applied Science and Technology) and was later fully occupied by Staples/ Quill as a call center. The applicant intends to repurpose the building to accommodate tenants with an office component to their business operations. The current IB – Medium Industrial Zone does not permit office development. The IA- Light Industrial Zone would allow for up to 1,000m² of principle office use in the building.

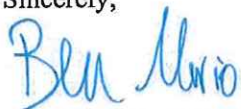
The surrounding land uses are mixed commercial and industrial to the west; vacant to the south; the Ring Road to the north, and lands zoned as heavy industrial, which are vacant and/ or in use as petroleum storage tanks to the east.

Attached for your information and review is a copy of an aerial photograph and subject property map. Your comments would be appreciated by **June 28, 2018**. If we do not receive your comments on or before the above date or notification that you require additional time, we will assume you have no comment or concern with the proposal.

Development Services Department
City Planning & Development Division
Queen Elizabeth II Court | 2476 Victoria Avenue
PO Box 1790 | REGINA SK S4P 3C8
P: 777-7551 | F: 777-6823
Regina.ca

If you wish to arrange a meeting, discuss any concerns or require any additional information in order to fully conduct your review, please contact me at 306-777-7582 or email bmario@regina.ca.

Sincerely,



Ben Mario, MCIP RPP
Senior City Planner.

Attachments

c: City Assessor

BM

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Date of Photography: 2016



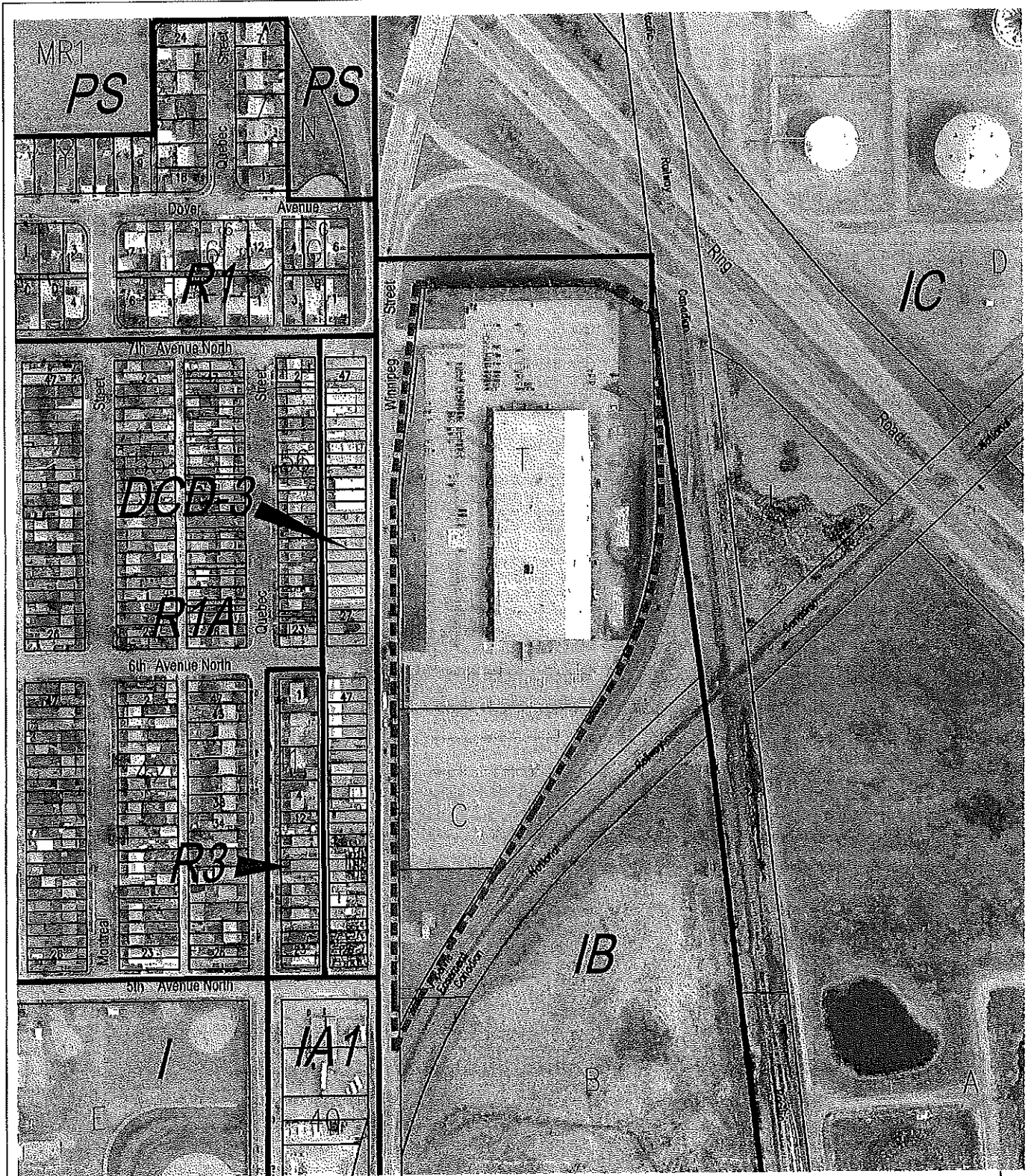
Subject Property



Project 18-Z-10

Civic Address/Subdivision

221 N. Winnipeg Street
Staples Call Centre Building



Date of Photography : 2016



Subject Property



Project 18-Z-10

Civic Address/Subdivision

221 N. Winnipeg Street
Staples Call Centre Building

Memo

Date: June 25, 2018
File: (18-Z-10)

E-MAILED
25-JUN-18

To: Manager, Current Planning
Attention: Ben Mario

Re: **221 North Winnipeg Street
Zoning Bylaw Amendment Application - Existing IB-Medium Industrial Zone to
IA-Light Industrial Zone**

Responding to the above-mentioned circulation dated June 8, 2018; the Development Engineering Branch has the following comments:

Technical Comments:

- 1) **Water & Wastewater – Graham Bateson @ 306-751-4038: GBATESON@regina.ca**
 - a) Proposed IA zoning has a Level 3 Fire Flow Designation which requires a minimum flow of 250 L/s. The developer is responsible for upgrades to the City system to meet this minimum requirement.
- 2) **Drainage – Shawn Lin @ 306-777-7427: HLIN@regina.ca**
 - a) The future development shall require meeting the requirements of the City of Regina's Standard for Drainage from Building Sites and Development Standard Manual.
- 3) **Environment – Shawn Lin @ 306-777-7427: HLIN@regina.ca**
 - a) The proposed development is located within the low aquifer sensitivity zone; excavation depth not to exceed 6.0 m as per the Regina Zoning Bylaw #9250.
 - b) Future development must meet the performance regulations listed in Table (10.3) of the Regina Zoning Bylaw #9250.
- 4) **Infrastructure Services – Landon Wood @ 306-536-3107: LWOOD@regina.ca**
 - a) The developer shall enter into a 3-Way Water and Sewer Service Connection Agreement for upgrades to any sewer and/or water services.

If you have any questions regarding your application and/or all future submissions, please email technicalreview@regina.ca to ensure a timely response.



Max Zasada, P. Eng.
Senior Engineer, Development Engineering

JRS
I:\Wordpro\DEVELOPMENT SERVICES\Development Engineering\Engineering Review\Drafts\2018\P&B\18-Z-10) - 221 N Winnipeg St
.docx



Memo

Date: ~~June 22, 2018~~

File: (18-Z-10)

To: Manager, Current Planning
Attention: Ben Mario

Re: **221 North Winnipeg Street**
Zoning Bylaw Amendment Application - Existing IB-Medium Industrial Zone to
IA-Light Industrial Zone

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- a) The future development shall require meeting the requirements of the City of Regina's Standard for Drainage from Building Sites and Development Standard Manual.

3) **Environment – Shawn Lin @ 306-777-7427: HLIN@regina.ca**

- a) The proposed development is located within the low aquifer sensitivity zone; excavation depth not to exceed 6.0 m as per the Regina Zoning Bylaw #9250.
b) Future development must meet the performance regulations listed in Table (10.3) of the Regina Zoning Bylaw #9250.

4) **Infrastructure Services – Landon Wood @ 306-536-3107: LWOOD@regina.ca**

- a) The developer shall enter into a 3-Way Water and Sewer Service Connection Agreement for upgrades to any sewer and/or water services.

18-0244

File: (18-Z-10) Location: 221 North Winnipeg Street Title: Zoning Bylaw Amendment Application - Existing IB-Medium Industrial Zone to IA-Light Industrial Zone		Status: COMPLETE Date Completed: June 22, 2018 Completed By: Jordan Stroeder: 777-7429
Type: Planning & Building	Received: June 8, 2018 Issued: June 8, 2018	Due: June 26, 2018 Deadline: June 28, 2018
<u>Water:</u> Graham Bateson: 751-4038 Date: June 19, 2018 Status: Approved Assuming Conditions are Met	a) Proposed IA zoning has a Level 3 Fire Flow Designation which requires a minimum flow of 250 L/s. The developer is responsible for upgrades to the City system to meet this minimum requirement.	
<u>Wastewater:</u> Graham Bateson: 751-4038 Date: June 19, 2018 Status: Approved/No Comment	a) No comment	
<u>Drainage:</u> Shawn Lin: 777-7427 Date: June 12, 2018 Status: Approved Assuming Conditions are Met	a) The future development shall require meeting the requirements of the City of Regina's <u>Standard for Drainage from Building Sites and Development Standard Manual</u> .	
<u>R&T:</u> Randall Mahussier: 751-4229 Date: June 14, 2018 Status: Approved/No Comment	a) No comment	
<u>Enviro:</u> Shawn Lin: 777-7427 Date: June 12, 2018 Status: Approved Assuming Conditions are Met	a) The proposed development is located within the low aquifer sensitivity zone; excavation depth not to exceed 6.0 m as per the Regina Zoning Bylaw #9250. b) Future development must meet the performance regulations listed in Table (10.3) of the Regina Zoning Bylaw #9250.	
<u>IS:</u> Landon Wood: 536-3107 Date: June 22, 2018 Status: Approved Assuming Conditions are Met	a) The developer shall enter into a 3-Way Water and Sewer Service Connection Agreement for upgrades to any sewer and/or water services.	
<u>Landscape:</u> Choose an item. Date: Click here to enter a date. Status: Choose an item.	a)	
<u>CE:</u> Choose an item. Date: Click here to enter a date. Status: Choose an item.	a)	
<u>Development:</u> Choose an item. Date: Click here to enter a date. Status: Choose an item.	a)	
<u>Other:</u> Choose an item. Date: Click here to enter a date.	a) <i>If you need additional groups, copy and paste this entire table below.</i>	

18-0244

Status: Choose an item.	b) <i>If you need multiple people for a single groups review, copy and paste the name selection box after the first reviewer's name.</i> c) <i>If your name is not on the list, put your name and phone number beside the comments and they will get added to the list.</i>
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Jordan Stroeder

From: Development Services Admin
Sent: Friday, June 08, 2018 10:22 AM
Subject: Zoning Bylaw Amendment Application (18-Z-10)
Attachments: (18-Z-10) 221 N Winnipeg Street.pdf

Please find the attached for the Zoning Bylaw Amendment Application (18-Z-10) – Existing IB – Medium Industrial Zone to IA – Light Industrial Zone – 221 N Winnipeg Street.

If there are any further questions please contact Ben Mario at 306-777-7582 or email bmario@regina.ca

Please do not respond to this email.

Thank you.

18-0244 P&B

File: (18-Z-10)

Location: 221 North Winnipeg Street

Title: Zoning Bylaw Amendment Application - Existing IB-Medium Industrial Zone to IA-Light Industrial Zone

Date Received: June 8, 2018

Date Issued: June 8, 2018

Date Due: June 26, 2018

Deadline: June 28, 2018

- Water
- Wastewater
- Drainage
- Roadways & Traffic
- Infrastructure Services
- Environment
- Landscape
- Development
- Construction Engineering
- Public Works
- Other: _____

Date Reviewed: CHECKED B

Date Reviewed: CHECKED B

Date Reviewed: June 12, 2018 SL

Date Reviewed: June 14, 2018 RH

Date Reviewed: June 22, 2018 LW

Date Reviewed: June 12, 2018 SL

Date Reviewed: _____

Date Reviewed: _____

Date Reviewed: _____

Date Reviewed: _____

Date Reviewed: _____

Notes: